

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Residential use to Commercial use (Category-C) of the site in Sy.No.12 of Thummalakunta (V), Saroornagar (M), Ranga Reddy District to an extent of 2744.02 Sq.mtrs. – Draft variation – Notification – Confirmation – Orders – Issued.

G.O.Ms.No. 467

Dated:24.12.2012.

Read the following:-

- Ref:-
1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.15139/PD1/Plg/HMDA /2008, dated:19.3.2010.
 2. Government Letter No.5590/I1/2010-1, MA&UD Department, dated 2.7.2010.
 3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.3687/PD1/Plg/HMDA /2011, dated:24.8.2011.
 4. Government Letter No.5590/I1/2010-2, MA&UD Department, dated 2.9.2011.
 5. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.3687/PD1/Plg/HMDA /2011, dated:3.12.2011.
 6. Government Memo No.5590/I1/2010-3, MA&UD Department, dated 2.1.2012.
 7. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Letter No.B/2065/TPS-TP3/HO/GHMC/2011/438, dated 2.2.2012.
 8. Government Memo. No.5590/I1/2010-4, MA&UD Department, dated 24.5.2012.
 9. Government Memo. No.5590/I1/2010-5, MA&UD Department, dated 2.8.2012.
 10. Government Letter No.5590/I1/2010-6, MA&UD Department, dated 7.11.2012.
 11. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letters No.3687/PD1/Plg/HMDA /2011, dated:16.11.2012 and 18.12.2012.

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ORDER:

The draft variation to the land use envisaged in the notified Statutory Revised Development Plan of erstwhile MCH area (HMDA core area) in Government Memo 9th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.450, Part-I, dated 9.8.2012. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.5,48,804/- (Rupees five lakhs forty eight thousand eight hundred and four only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **03.01.2013**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad(in name cover).
The District Collector, Ranga Reddy District.
Sf /Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Statutory Revised Development Plan of erstwhile MCH area (HMDA core area), the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 450, Part-I, dated 9.8.2012 as required by sub-section (3) of the said section.

VARIATION

The site in Sy.No.12 of Thummalakunta (V), Saroornagar (M), Ranga Reddy District to an extent of 2744.02 Sq.mtrs which is presently earmarked for Residential use in the Statutory Revised Development Plan of erstwhile MCH area (HMDA core area) is designated as Commercial use (Category-C) zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority / GHMC before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant shall handover the affected portion under proposed 150 feet wide road and 80 feet wide road as desired by the Government.
13. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
14. the applicant shall pay impact fee of 3 times the rate prescribed for Category-C roads under G.O.Ms.No.766 MA dtd:18.10.2007 at the time of building permission.
15. the activities indicated under Category-C in G.O.Ms.No.766 MA., dated 18.10.2007 only shall be followed.
16. the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad shall verify ownership and ULC aspects thoroughly before release of development permission.

SCHEDULE OF BOUNDARIES

NORTH : Existing 30 feet wide CC road.
SOUTH : Existing 100 feet wide B.T.Road which is proposed 150 feet wide Master Plan road.
EAST : Existing shops and mechanical work shop in Premises No.9-9-25/2.
WEST : Existing 30 feet wide CC road which is proposed 80 feet wide road in the master plan.

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER